

**Naples Planning and Land Use**  
**Public Meeting**  
**April 21, 2022**

**Commission Present:** Andrew Bentley, Jessy McKee, Scott Adams, Scott Major

**Commission Absent:** Chris Clark, Jacob Harrison

**Others Present:** Dean Baker, Ken Reynolds, Mike Davis, Gwen Harrison, Stephanie Adams, Jim Richards, Josh Richards, Courtney Richards, Bret Stringham

**Opening Ceremonies**

**Verification of full Quorum** Andrew Bentley verified a full quorum. Commissioners Jessy McKee, Scott Adams, and Andrew Bentley will be voting until Commissioner Clark arrives, then all present will be voting.

**Approval of Agenda** Andrew Bentley states there is one item to add to the agenda of Bret Stringham to the comment section of item 2. Jessy McKee motions to approve the agenda for the April 21, 2022 with added change, Scott Adams seconds the motion.

All in favor:

<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

**Disclosures**

**None**

**Approval of Minutes** Jessy McKee motions to approve the March 17, 2022 minutes. Scott Adams seconds the motion.

All in favor:

<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

**PUBLIC HEARING**

**Recreational Vehicle and Mobile Homes**  
**02-14-017**

Scott Adams motions to open a public hearing on the Recreational Vehicle and Mobile Homes 02-14-017. Jessy McKee seconds the motion.

All in favor:

<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

Gwen Harrison presented the proposed changes to the ordinance. Jim Richards really likes the idea of people being able to have their kids come home and have a place to stay. The recreational vehicles are an option while people are trying to build a home.

Jessy McKee motions to close the public hearing on the Recreational Vehicle and Mobile Homes 02-14-017. Scott Adams seconds the motion.

All in favor:

<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

Jessy McKee motions to recommend to City Council for the Recreational Vehicle and Mobile Homes 02-14-017 to be approved as written. Scott Adams seconds the motion.

All in favor:

<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

#### **PLANNING/DISCUSSION**

**Naples Self Storage**

**Jim Richards**

**Final Plan Approval**

Jim Richards and Josh Richards present the final plans of Naples Self Storage to the Planning Commission for final approval.

Bret Stringham stated his irrigation line runs through the Naples Self Storage property and stated the Richards were going to move the irrigation line but have now decided to build on top of the irrigation line. Jim Richards stated the line is 4 to 5 feet deep and they decided there is no need to move because the irrigation line because there will be a slab of cement over the top of it. Mr. Stringham has a 25' easement filed that runs through the Richards property. He questioned that if the irrigation line leaks, he has the right to go in and tear Mr. Richards property apart? Jessy McKee stated yes. Mike Davis stated they would have the option of fixing it or rerouting it instead of Mr. Stringham fixing it. Mr. Stringham questioned if that was all on Mr. Richards. Mike Davis stated yes, it was all on Mr. Richards. Mr. Richards stated he has had engineers look at rerouting the line around to the north then back to the south as a viable option and if they ever have a problem, that is what they will do. Mr. Richards stated he wanted that on record. Mr. Stringham stated that the reroute will take time and questioned Mr. Richards if he will pay for lost water time while Mr. Richards is redoing the line? Jessy McKee questioned if that would be the same as if it broke now? If it broke right now it would still take the same amount of time to fix as if it broke later. Mr. Stringham stated not if Mr. Richards is planning on rerouting it if the line breaks. Mr. Josh Richards stated that he believed if the waterline were to break, it wouldn't break and have zero water, it would break and start to slowly leak so they would see the problem early on and would make it an immediate concern to get it fixed or they would have to let someone tear up their buildings. Mr. Josh Richards stated that if they see a problem, they will get to work on it so there is little to no disruption in the water availability. Mr. Stringham stated it will still take a while to dig a big ditch instead of digging in one spot to fix a leak. Mr. Jim Richards stated the line has been there 40 years. Mr. Stringham correct stating it had been there 50 years and the reroute will be time off his water instead of fixing one little spot. Mr. Josh Richards stated that Mr. Stringham would still have most of his water. Mr. Stringham stated sometimes you don't have water at all. Mr. Stringham stated he wanted someone to liable for time loss of water and agricultural loss. Jessy McKee asks for clarification on if the line is staying where it is and they are building next to the line or on top of the line. Mr. Richards stated on top of it. Andrew Bentley stated he understands that the Richards are making a financial decision to believe that the line will hold and if it doesn't hold, they will have to do something quick to get the water running

and make a permanent fix, if that is the case, but they understand they are financially liable if that happens. Mr. Stringham states that is what he needs to have in writing. Andrew Bentley stated that is not Planning Commission's responsibility, that is between landowners and an easement and there isn't anything they can do as Planning Commission. Mr. Stringham questioned if the Council can make sure that is in writing? Mike Davis stated they have noted that on their site plan. Andrew Bentley stated that if the easement is on the plat, the Richards have acknowledged that this easement is yours and so this is essentially in writing saying they are making the decision they don't want to address that now and they are banking on the fact that it will never fail, but should it fail, they are acknowledging the fact that they are financially responsible. Bret Stringham stated that if it is not done in a timely manner, he as the right to go in there and knock their stuff down to get it fixed. Jessie McKee stated that's how he understands the easement but not so much that Mr. Stringham can go dig through a building if it is on top of a line but they might financially who is responsible for the down time. Mr. Stringham stated that originally the Richards stated they were going to move the line but now they are betting on a 50-year-old pipeline staying another 50 years. Andrew Bentley stated Richards know either way will be financially obligated to move that but are betting on paying for that down the line instead of paying for it up front. Mr. Stringham stated he is trying to get away from days or weeks to get the line around it. Andrew Bentley stated that even if this building never existed that they are planning to build, it still might take Mr. Stringham days or weeks to fix it on his own. Mr. Stringham stated it will take a couple of days. Andrew Bentley stated there are ways to make temporary lines that would move the water while it is being fixed. Andrew Bentley questioned Jim Richards if that is correct and that is the way he understands it. Jim Richards right that he has already had the engineers help him figure out if there was a crack, where they would reroute and abandon line where it is so as not to affect his delivery in any way. Josh Richards stated they would have something temporary if it took longer than a couple of days to fix.

Jessy McKee motions to recommend the approval of Naples Self Storage final plan approval. Scott Adams seconds the motion.

All in favor:

<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

#### **Ray Nash The Farm Subdivision Extension Request**

Mike Davis stated in conversation with Cliff Grua, it was mentioned that they are still working on phase 4 and aren't sure they will have it done in time. They are asking for an extension to be safe.

Andrew Bentley motions to table the item until the next meeting. Scott Adams seconds the motion.

All in favor:

<b>Andrew Bentley</b>	<b>Aye</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

#### **Industrial Zone 02-26**

Gwen Harrison presented proposed changed to the Industrial Zone ordinance. Scott Major stated beginning with the focus on the proposed 2019 changes that were not adopted. Andrew

Bentley stated that it is a good start point, where the conversation stopped last time and where the conversation needs to go.

**ITEMS FOR FUTURE DISCUSSION**

Industrial Zone ordinance update.

Commissioner Bentley asks for a motion to adjourn.

**ADJOURN**

Scott Adams motions to adjourn, Jessie McKee seconds the motion.

All in favor:

**Andrew Bentley  
Jessy McKee  
Scott Adams**

**Aye  
Aye  
Aye**

Motion carried with all voting Aye. None opposed.

**The next Planning and Zoning meeting will tentatively be held May 19, 2022, in the Naples City Council Chambers @ 7:30 P.M.**